GOVERNMENT OF ANDHRA PRADESH

A B S T R A CT

Municipal Administration & Urban Development Department – Godavari Urban Development Authority - Change of Land Use from Industrial Use to Commercial Use to an extent of Ac.0.235 cents in Sy.No.344/4 (Site-A) and from Industrial use to residential use to an extent of Ac.9.27 cents in Sy.No.344/7 & 354/4(P) (Site-B) of G.Ragampeta (V), Peddapuram Municipality as applied by M/s.Sudha Threads Limited - Draft Variation – Confirmed – Orders - Issued.

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (H2) DEPARTMENT

G.O.Ms.No.232 Dated:18.07.2018.

Read the following:

1. From the DT&CP, A.P., Guntur, Lr.Roc.No.2277/2017/R1, Dt.17.07.2017.
2. Government Memo No.615080/H2/2017, dt:12.09.2017.
3. From the VC, GUDA, Lr.Roc.No.94/2017/GUDA, Dt.02.04.2018.
4. Government Memo No.11411/I2/2011, MA&UD (I2) Dept., Dated:30.06.2012.
5. Govt. Memo No.615080/H2/2017, dt:30.04.2018.
6. A.P. Extraordinary Gazette No.134, Part-I, Dt.01.05.2018.
7. From the VC, GUDA, Lr.Roc.No.94/2017/GUDA, Dt.22.06.2018.

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ORDER:

The Draft variation to the land envisaged in Peddapuram General Town Planning Scheme, issued in reference 5th read above was published in Extra-ordinary Andhra Pradesh Gazette No.134, Part-I, dated:01.05.2018. The Vice Chairman, Godavari Urban Development Authority (GUDA), Kakinada in the reference 3rd read above has informed that the applicant has paid total an amount of Rs.7,93,160/- vide D.D.No.034587, dated:09.02.2018, towards Development/Conversion Charges for the proposed change of land use.

2. The Vice Chairman, GUDA, Kakinada in the reference 7th read above has submitted that, the Vice Chairman, GUDA, Kakinada has informed that, they have published the draft variation appendix notification pertaining to change of land use in the Time of India (English version) and in Vaartha (Telugu version), respectively on 22.05.2018 calling for objections/ suggestions from the general public. On publication of notification no complaints/ suggestions were received from the public within stipulate time in the matter. Hence, the draft variation is confirmed.

3. The appended notification will be published in the next issue of the Andhra Pradesh Gazette. i.e., 19.07.2018.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

R. KARIKAL VALAVEN
PRINCIPAL SECRETARY TO GOVERNMENT

To
The Commissioner of Printing, Stationery and Stores Purchase, AP, Vijayawada.
The Vice Chairman, Godavari Urban Development Authority, Kakinada, E.G. District.
The Commissioner, Peddapuram Municipality, Peddapuram, E.G. District.
Copy to:
The Individual through the Commissioner, Peddapuram Municipality, Peddapuram, E.G. Dist.
The District Collector, East Godavari District.
Sf

// FORWARDED :: BY :: ORDER //

SECTION OFFICER

(P.T.O.)

APPENDIX
NOTIFICATION

The following variation to the Peddapuram in General Town Planning Scheme, the Master Plan sanctioned in G.O.Ms.No.284, MA., dated:25.03.2003 and proposed in exercise of the powers conferred Section 15 of the Andhra Pradesh Metropolitan Region and Urban Development Authorities Act, 2016 is hereby published.

VARIATION

The site in S.No.344/4(P) of G. Ragampeta (V) (Site-A) to an extent of Ac.0-235 cents and Sy.No.344/7, 354/4(P) 354/4(P) of G. Ragampeta (V), (Site-B) to an extent of Ac.8-57 cents of Peddapuram Municipality and the boundaries of which are shown in the schedule hereunder and which is earmarked for Industrial use in the General Town Planning Scheme (Master plan) of Peddapuram sanctioned in G.O.Ms.No.284, MA., Dated:25.03.2004 is now designated (Site-A) to an extent of Ac.0-235 cents to Commercial use and in Sy.No.344/7, 354/4(P) 354/4(P) of (Site-B) G. Ragampeta (V) to an extent of Ac.8-57 cents of Peddapuram Municipality is designated for Residential use and by variation of change of land use based on the Counsel Resolution No.994, dated:30.11.2015 and marked as “A to D” and “E to I” respectively in the revised part proposed land use map G.T.P.No.2/2018/GUDA available in the Municipal Office, Peddapuram Municipality, **subject to the following conditions that;**

1. The applicant shall hand over Master Plan road portion passing through Site-B to Peddapuram Municipality at free of cost through registered gift deed.
2. The applicant shall leave 9.00mt buffer on northern boundary of the site-B.
3. The applicant shall obtain prior technical clearance from competent authority before commencement of any development activity at the site under reference.
4. The title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
5. The above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
6. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
7. The change of land use shall not be used as the proof of any title of the land.
8. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
9. Any other conditions as may be imposed by the competent authority.

SCHEDULE OF BOUNDARIES

Site – A:

North	:	Site of Sudha Agro Oil & Chemical Industries Pvt. Ltd. – 33’-0’’
East	:	Water Way – 240’-6’’
South	:	Existing Peddapuram – Samalkot Road – 82’-0’’
West	:	Site of Sudha Agro Oil & Chemical Industry Pvt. Ltd. – 213’-0’’

Contd....3

Site – B:

North : North M. Mangayamma's land – 1117'-9"

East : Kakarla Visalakshi's land – 421'-0''

South : Joint way – 1114-3''

West : Existing 40'-0'' wide private road – 423'-0'

R. KARIKAL VALAVEN
PRINCIPAL SECRETARY TO GOVERNMENT

SECTION OFFICER